

# Using the Comparable Search Tool



Lake County Board of  
Review

18 N County St – 7<sup>th</sup> Floor  
Waukegan, IL 60085


# Open the Comparable Search Tool

- Begin by going to: [www.lakecountyil.gov/boardofreview](http://www.lakecountyil.gov/boardofreview)
- Then click on the link called: Comparable Search Tool

Lake County Government Home | Assessor | Board of Review - Appeals

Services


- Chief County Assessment
- Office Home
- Assessment Information ▶
- Board of Review - Appeals**
- Property Tax Relief ▶
- Preferential Assessments ▶
- Township Assessors Information ▶
- Forms Library ▶
- Resources ▶
- About Us



## Lake County Board of Review

Board of Review members are appointed by the County Board as prescribed in state statute. The Board hears testimony for written appeals, requesting review of real estate parcel tax assessments, in addition to offering a number of other services.

You can find more information about those services in our [About Us](#) section.



- [Reasons for an Appeal](#)
- [Appeal Process](#)
- [Rules of the Board of Review](#)
- [Appeal Forms](#)
- [Comparable Search Tool](#)
- [Appeal Filing Deadlines & Findings Mailed Dates](#)
- [Board of Review Hearing Schedule and Assessor Evidence Information](#)
- [Hearing Schedules](#)
- [Publications](#)
- [Meetings of the Board of Review](#)

Board of Review  
18 N County St-7th Floor  
Waukegan, Illinois 60085-4335

Office Main Number:  
847.377.2100

Office Hours:  
Mon - Fri 8:30 a.m. - 5:00 p.m.

Email:  
[BoardOfReview@lakecountyil.gov](mailto:BoardOfReview@lakecountyil.gov)

Click Here

# Enter Your PIN or Address

- You have two options to search for a property
  - By the **PIN Number** (this is a 10 digit number with dashes in between. It can be found on the blue assessment notice, or your property tax bill).
  - By the property **address**.

The screenshot shows the official website of Lake County, Illinois. The header includes the Lake County logo and a welcome message. A navigation bar at the top contains links for Home, I Want To..., County Government, About Our County, Residents, Business, and Visitors. Below this, a secondary navigation bar lists links for Lake County Government Home, Assessor, Assessment Information, and Property Tax Assessment Information. The main content area is titled "Property Tax Assessment Information" and features two search buttons: "by P.I.N." and "by Address", both of which are circled in red. To the right of the main content, there is a "Contact Us" section with contact information for Martin P. Paulson, Chief County Assessment Officer, including his address, phone number, office hours, and email. Below the contact information is a "Related Links" section. The sidebar on the left contains a list of links: Chief County Assessment Office Home, Assessment Information, Board of Review, Appeals, Property Tax Relief, Preferential Assessments, Township Assessors Information, Forms Library, Resources, and About Us.

**Lake County**  
Welcome to the official government site of Lake County, Illinois

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Chief County Assessment Office Home  
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**CHIEF COUNTY ASSESSMENT OFFICE**  
MARTIN P. PAULSON, CHIEF COUNTY ASSESSMENT OFFICER

**Property Tax Assessment Information**

**by P.I.N.** **by Address**

The taxpayer names and addresses, as well as the assessed values that appear with the parcel information, represent current information from the county's property tax systems.

Changes to taxpayer names and addresses, as well as value changes after the initial assessment publication, are reflected on this site.

Any value changes done by the Board of Review can be found on this site once change in assessment is made by the Board of Review. Update to assessed values on the Interactive Mapping Application will occur once the Board has completed all hearings for the tax year.

Note that the characteristic information shown is extracted from the township assessor's property records. Any errors/omissions/discrepancies should be discussed with the appropriate township office.

When utilizing the comparable search tools on this site, please remember to view the parcels you intend to use in a potential appeal of your assessment to ensure that the properties the application provides are truly comparable to yours.

The PIN number for a property can be found on its tax bill. If you do not know the PIN number for the property you are interested in, you can do an inquiry by property address. A list of properties that closely match the specified address will be returned. Choose the desired address from the list returned.

Additional parcel information can be found by visiting the Interactive Mapping Application.

**Contact Us**  
Martin P. Paulson  
Chief County Assessment Officer  
18 N. County St. - 7th Floor  
Waukegan, IL 60085  
Office Main Number:  
847.377.2050  
Office Hours: Mon-Fri 8:30 a.m. - 5:00 p.m.  
Email:  
Assessor@lakecountyil.gov

**Related Links**

# Property Assessment and Characteristic Information

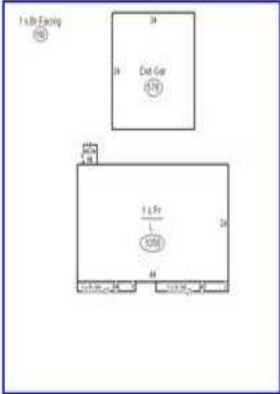

- Once you enter your pin number or property address, the screen below will be generated.
- Here you can see detailed information for the property which includes assessment information, property characteristics, a photo and a sketch. This is a good place to check to make sure that all of the characteristics of the home are accurate. If an error is found, the Local Township Assessor should be contacted.

By PIN - Lake County, IL

[View Board of Review Appeal Schedule and Assessor Evidence](#)

[Print Version](#) 7/20/2011 9:57:02 AM

Property Address		Property Characteristics	
Pin:	06-02-202-006	Neighborhood Number:	9502083
Street Address:	2204 WITCHWOOD LN	Neighborhood Name:	LINDENHURST
City:	LINDENHURST		RAISED RANCH
Zip Code:	60046	Property Class:	104
Land Amount:	\$12,712	Class Description:	Residential Improved
Building Amount:	\$50,670	Total Land Square Footage:	12445.64
Total Amount:	\$63,382	House Type Code:	71
Township:	Lake Villa	Structure Type / Stories:	Split
Assessment Date:	2010	Exterior Cover:	Wood siding



Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1984 / 1984
Condition:	Average
Quality Grade:	Avg
Above Ground Living Area (Square Feet):	1132
Lower Level Area (Square Feet):	1056
Finished Lower Level (Square Feet):	845
Basement Area (Square Feet):	
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	
Fireplaces:	1
Garage:	0 / 1 / 0
Attached/Detached/Carport:	
Garage:	0 / 576 / 0
Attached/Detached/Carport Area:	
Deck / Patios:	1 / 0
Deck / Patios Area:	16 / 0
Porches Open / Enclosed:	0 / 0
Porches Open / Enclosed Area:	0 / 0
Pool:	0

[Click here for a Glossary of these Terms](#)

Click on the image or sketch to the left to view and

## Did you Know?

By clicking the link circled above, you can view if the property has been scheduled for a hearing before the Board of Review and any evidence submitted by the Township Assessor.



# Selection Options

- As you move to the bottom of the screen you will see a “Property Sales History” box. If there has been any previous sale transactions on the property, they will be visible here.
- At the very bottom of your page you will have the following 4 options:
  - **Select Comparable Properties to Determine Assessment Equity:** Determine if the subject property is uniformly assessed with similar properties
  - **Select Comparable Properties by Recent Sales:** Compare sale prices to the subject properties current market value.
  - **Show Properties On The Same Street**
  - **Show Tax Bill Information:** This will take you to the Treasurer’s website where the most recent tax bill and billing history amounts can be viewed.

By PIN - Lake County, IL


### Property Sales History

[Sale valuation definitions](#)


Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
3/7/2011	\$101,000.00	Unqualified	
9/16/2005	\$230,000.00	Qualified	

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

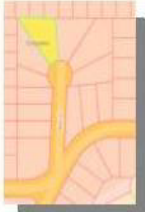
Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.




▶ [Select comparable properties to determine assessment equity](#)



▶ [Select comparable properties by recent sales](#)



▶ [Show properties on the same street](#)



▶ [Show tax bill information](#)

## Did you Know?

Not quite sure what a qualified or unqualified sale is? Foreclosure or Short Sale? By clicking the link circled above, you will get a complete list of definitions.

# Select Comparable Properties to Determine Assessment

## Equity

- The computer generates a list of potential comparables similar to the subject property.
  - Choose comparables that are the most similar in style (e.g. ranch, 2-story, split-level, etc.), construction (e.g. brick, frame, with or without basement, etc.), age, size (square footage of lot and building), quality and condition to the subject property. They should also be located near the subject property and/or in the same neighborhood.
- Comparable data can be sorted by clicking on each column heading.
- If you are not satisfied with your initial results, there is an option to search by distance. (circled in red below) If you choose to use the distance option you still want to choose the best 3 comparables most similar and closest to the subject property.
- Choose three comparable properties by clicking the check box in the **Select** column.
- Scroll to the bottom of the page and click **Generate Comparable Form** (circled below in blue).

[Print Version](#) | [Close](#)

### Property Tax Assessment Information for Comparables 0602202006

Comparable properties for:  
PIN 0602202006  
2204 WITCHWOOD LN  
LINDENHURST 60046  
As of 4/28/2011

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click **Generate Comparable Form** below for a printable version.

Option 1: Search within assessment neighborhood (default).  
Option 2: Search properties by distance from the subject property.  
Option 3: Combine best results from Options 1 and 2 or use three parcels of your choosing.

Compare within:  
☒ Neighborhood ☐ Distance Select distance ▾

**SUBJECT PROPERTY:** 1984 71 Split 1132 \$63,382 (Assessed Value)

PIN	Address	Year Built	House Type Code	Stories	Living Area	Assessed Value	Select	Distance	
<a href="#">0235409015</a>	63 WITCHWOOD LN	1979	71	Split	1132	\$62,115	<input type="checkbox"/>	739 ft	<a href="#">MAP</a>
<a href="#">0602106009</a>	1921 FAIRFIELD RD	1977	71	Split	1132	\$62,017	<input type="checkbox"/>	1494 ft	<a href="#">MAP</a>
<a href="#">0602407042</a>	2310 HONEYSUCKLE CT	1983	72	Split	1132	\$61,998	<input type="checkbox"/>	4310 ft	<a href="#">MAP</a>
<a href="#">0602407076</a>	2320 GREEN BRIAR LN	1978	71	Split	1132	\$67,396	<input type="checkbox"/>	4310 ft	<a href="#">MAP</a>
		1979	71	Split	1132	\$66,685	<input type="checkbox"/>	566 ft	<a href="#">MAP</a>

### Did you Know?

If you are not satisfied with the comparables that are generated, or if you have a particular property in mind, you can enter 3 of your own pin numbers using the box shown to the right.

<input type="text"/>	Taxpayer selected PIN 1
<input type="text"/>	Taxpayer selected PIN 2
<input type="text"/>	Taxpayer selected PIN 3





# Equity Grid

- This grid provides a wealth of information to base a comparison of characteristics and values.
- By comparing the **Building Price per AGLA (Above Ground Living Area) Assessed Value** (highlighted below), a good idea of assessment uniformity can be determined. If a comparable property has a lower or higher **Building Price per AGLA** to the subject, there may be a reason for it. (i.e. one property has a finished basement and one does not.) Be sure to compare each property's characteristics line by line to the subject. If no disparity can be found, then the properties might not be uniformly assessed.
- Not shown here, but the grid also displays photos and sketches of all 4 properties (if available).

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0602202006	0235411007	0602203014	0602106015
Street Address	2204 WITCHWOOD LN	2205 ROLLING RIDGE LN	58 BECK RD	1912 BURR OAK LN
Neighborhood Number	9502083	9502083	9502083	9502083
Neighborhood Name	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH	LINDENHURST RAISED RANCH
Distance	N/A	0.03 mi	0.2 mi	0.31 mi
Land Size	12.446	9.111	13.854	10.015
House Type Code	71	72	71	71
Structure Type / Stories	Split	Split	Split	Split
Exterior Cover	Wood siding	Wood siding	Wood siding	Wood siding
Quality Grade	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Built / Effective Age	1984 / 1984	1984 / 1984	1984 / 1984	1984 / 1984
Land Assessed Value	\$12,712	\$12,712	\$12,714	\$12,714
Building Assessed Value	\$50,670	\$46,030	\$47,136	\$47,240
Total Assessed Value	\$63,382	\$58,742	\$59,850	\$59,954
Land Market Value	\$38,141	\$38,141	\$38,149	\$38,149
Building Market Value	\$152,026	\$138,106	\$141,426	\$141,731
Total Market Value	\$190,167	\$176,247	\$179,575	\$179,880
Primary Land Method	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)
Land Price Per Land Size of Assessed Value	\$1.02	\$1.40	\$0.92	\$1.27
<b>Building Price per AGLA Assessed Value</b>	<b>\$44.76</b>	<b>\$40.73</b>	<b>\$42.54</b>	<b>\$42.71</b>
Total Value per AGLA Market Value	\$167.99	\$155.97	\$162.07	\$162.64
Last Sale Amount				
Date of Sale				
Sales Validation				
Compulsory Sale				
Sale Price per AGLA				
First Floor Area	1132	1130		
Second Floor Area	0	0		
Half Floor Area	0	0		
Attic / Other Floor Area	0 / 0	0 / 0		
Total Above Ground Living Area (AGLA)	1132	1130		
Basement Area / Finished Area	0 / 0	528 / 0		

## Did you Know?

The comparables that are produced are "potential" comparables and may or may not be suitable as a comparable to the subject property. It is highly recommended that users physically view the comparable properties in order to confirm their similarity to the subject.

# Select Comparable Properties By Recent Sales

- To generate comparables based on recent sales go back to the subject property summary page (see pages 4 and 5) and choose "Select Comparable Properties By Recent Sales"
- The only difference between the recent sale comparables and the equity comparables page that we have already reviewed (page5) is the addition of the **Sale Date**, **Sale Price** and **Sale Validation Column** (circled below).
- The computer program will again generate a list of potential comparables similar to the subject property that have had a recent sale transaction.
- Make sure to choose comparables that are the most similar to the subject property and / or with a sale date as close to the lien date of January 1 as possible. For example, if you are filing an appeal for the 2011 assessed value then the lien date would be January 1, 2011.
- Choose three comparable properties by clicking the check box in the **Select** column.
- Scroll to the bottom of the page and click **Generate Comparable Form**.

[Print Version](#) | [Close](#)

### Property Tax Assessment Information for Comparables

Comparable properties for:  
 PIN 0602202006  
 2204 WITCHWOOD LN  
 LINDENHURST 60046  
 As of 4/28/2011

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click **Generate Comparable Form** below for a printable version.

Option 1: Search within assessment neighborhood (default).  
 Option 2: Search properties by distance from the subject property.  
 Option 3: Combine best results from Options 1 and 2 or use three parcels of your choosing.

[Sale valuation definitions](#)

Compare within: ☒ Neighborhood ☐ Distance Select distance v

**SUBJECT PROPERTY:** 1984 71 Split 1132 \$190,167 (Market Value)

PIN	Address	Year Built	House Type Code	Stories	Living Area	Sale Date	Sale Price	Sale Validation	Select	Distance	
<a href="#">0235305007</a>	1912 SPRUCEWOOD LN	1975	71	Split	998	5/30/2008	\$195,000	Qualified	<input checked="" type="checkbox"/>	2088 ft	<a href="#">MAP</a>
<a href="#">0235405032</a>	2204 SPRUCEWOOD LN	1982	71	Split	1002	9/17/2009	\$138,100	Qualified	<input checked="" type="checkbox"/>	1150 ft	<a href="#">MAP</a>
<a href="#">0602107003</a>	1912 WOODLANE DR	1985	71	Split	1028	12/24/2009	\$169,500	Qualified	<input checked="" type="checkbox"/>	1749 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1976	72	Split	1052	3/27/2009	\$140,000	Unqualified	<input type="checkbox"/>	1995 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1975	71	Split	1084	5/22/2009	\$187,000	Qualified	<input type="checkbox"/>	3423 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1976	71	Split	1108	2/7/2011	\$114,000	Qualified	<input type="checkbox"/>	1449 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1978	72	Split	1108	8/28/2009	\$130,000	Qualified	<input type="checkbox"/>	3237 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1975	71	Split	1136	12/29/2010	\$155,500	Qualified	<input type="checkbox"/>	2565 ft	<a href="#">MAP</a>
<a href="#">0602209048</a>	2127 WOODLANE DR	1985	71	Split	1286	3/10/2011	\$98,000	Qualified	<input type="checkbox"/>	856 ft	<a href="#">MAP</a>

## Did you Know?

You can sort any of the columns by clicking the column heading.



# Recent Sale Grid

- After the recent sale grid is generated, you can check to see if the subject property is over-assessed based on recent sale transactions of similar properties.
- To do this, compare the subject property's **Total Value per AGLA Market Value** amount, to the comparable properties **Sale Price per AGLA** amount.
- If the comparable properties **Sale Price per AGLA** is less than the subject's **Total Value per AGLA Market Value** amount, then the property might be over assessed.
- As noted previously, please remember that the comparables that are produced are "potential" comparables and may or may not be suitable as a comparable to the subject property.
- It is highly recommended that users physically view the comparable properties in order to confirm their similarity to the subject.

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## Comparable Assessment Grid By Recent Sales

This Residential Comparison grid can be used for appeals based on uniformity or market value. Information necessary for appeal has been automatically added to the grid from Lake County property records, of which are available for review at your local township assessors office. The Board of Review strongly encourages assessors to provide appellants with township evidence prior to a scheduled hearing.

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0602202006	0609205027	0620421016	0235410013
Street Address	2204 WITCHWOOD LN	22108 ENGLE DR	511 CATALPA DR	2206 ROLLING RIDGE LN
Neighborhood Number	9502083	9530123	9716250	9502086
Neighborhood Name	LINDENHURST RAISED RANCH	VENETIAN VILLAGE RAISED RANCH	R.L. RR & LOG	LINDENHURST R/R W/ 1 STY
Distance	N/A	2.21 mi	4.89 mi	0.07 mi
Land Size	12.446	8.135	4.356	9.639
House Type Code	71	72	73	84
Structure Type / Stories	Split	Split		
Exterior Cover	Wood siding	Wood siding		
Quality Grade	Avg	Avg		
Condition	Average	Average		
Year Built / Effective Age	1984 / 1984	1989 / 1989		
Land Assessed Value	\$12,712	\$5,595		
Building Assessed Value	\$50,670	\$58,633		
Total Assessed Value	\$63,382	\$64,228		
Land Market Value	\$38,141	\$16,785		
Building Market Value	\$152,026	\$175,916		
Total Market Value	\$190,167	\$192,701		
Primary Land Method	9 Per Square Foot (by size range)	23 Constant + Rate Per Square Foot (by size range)	9	
Land Price Per Land Size of Assessed Value	\$1.02	\$0.69	\$1.31	\$1.32
Building Price per AGLA Assessed Value	\$44.76	\$47.59	\$41.72	\$26.08
Total Value per AGLA Market Value	\$167.99	\$156.41	\$142.44	\$109.05
Last Sale Amount		\$255,074	\$70,000	\$135,000
Date of Sale		10/29/2010	2/17/2011	8/30/2010
Sales Validation		Not validated	Not validated	Qualified
Compulsory Sale		Sheriff's deed	Foreclosure	
Sale Price per AGLA		\$207.04	\$70.71	\$109.05
First Floor Area	1132	1232	990	1238
Second Floor Area	0	0	0	0

### Did you Know?

New for 2011 is the addition of the [Sales Validation](#) and [Compulsory Sale](#) lines on the recent sale comparable grid. Remember, if you hover your mouse over these items, you will get a definition of what they mean. The Township Assessor is responsible for determining if a sale is "Qualified" or "Unqualified".

## **Next Step.....**

- After conducting research, if you find an error in the assessment, it is strongly recommended by the Board of Review to discuss your assessment with the appropriate [Township Assessor's Office](#).
- If, after talking with the Township Assessor's Office, you wish to pursue an appeal, additional information can be found at:

[www.lakecountyil.gov/boardofreview](http://www.lakecountyil.gov/boardofreview)

Have questions or comments? Please feel free to contact our office:



Lake County Board of Review  
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